125.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,245,100 / 1,245,100
					USE VALUE:	1,245,100 / 1,245,100
					ASSESSED:	1,245,100 / 1,245,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		NEWMAN WAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JBBP MASS AVE LLC
Owner 2:	
Owner 3:	
Street 1:	11 ELKINS ST SUITE 420
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02127 Type:

PREVIOUS OWNER

Owner 1:	CENTRE STREET REALTY INC -
Owner 2:	-
Street 1:	846 MASS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .226 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1925, having primarily Vinyl Exterior and 3069 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9833.000	601,600		643,500	1,245,100
Total Card	0.226	601,600		643,500	1,245,100
Total Parcel	0.226	601,600		643,500	1,245,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.70 | /Parcel: 405.70

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 80316
GIS Ref
GIS Ref
Insp Date 04/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	601,600	0	9,833.	643,500	1,245,100		Year end	12/23/2021
2021	104	FV	570,600	0	9,833.	643,500	1,214,100		Year End Roll	12/10/2020
2020	104	FV	570,700	0	9,833.	643,500	1,214,200	1,214,200	Year End Roll	12/18/2019
2019	104	FV	492,200	0	9,833.	679,200	1,171,400	1,171,400	Year End Roll	1/3/2019
2018	104	FV	492,200	0	9,833.	500,500	992,700	992,700	Year End Roll	12/20/2017
2017	104	FV	462,200	0	9,833.	479,000	941,200	941,200	Year End Roll	1/3/2017
2016	104	FV	462,200	0	9,833.	443,300	905,500	905,500	Year End	1/4/2016
2015	104	FV	387,400	0	9,833.	371,800	759,200	759,200	Year End Roll	12/11/2014

!9676!

PRINT

Date	Time
12/30/21	09:26:48

LAST REV

Date	Time
09/17/19	13:54:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9676

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CENTRE STREET R	73098-341	1	8/13/2019	Mult Lots	6,898,203	No	No		
	10692-113		11/16/1964			No	No		N

USER DEFINED

Prior Id # 1:	80316
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS&NOTICE	CC	Chris C
2/21/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
10/29/1999	Measured	266	PATRIOT
8/10/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9833		Sq. Ft.	Site		0	90.	0.73	10									643,488						643,500	

Total AC/HA:	0.22573	Total SF/SM:	9833	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	643,488	Spl Credit		Total:	643,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.03489733
Const Adj.:	0.98990101
Adj $ / SQ:	153.667
Other Features:	142500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	739005
Depreciation:	137455
Depreciated Total:	601550

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

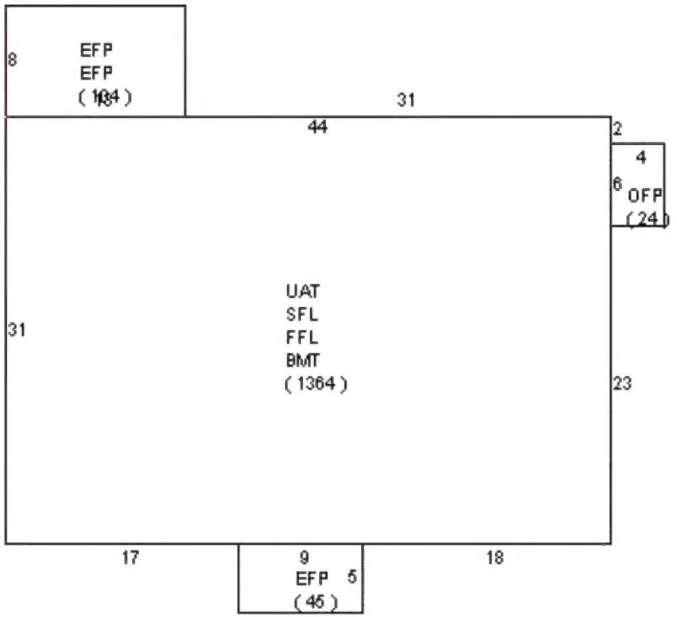
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.03
Special Features:	0	Val/Su Net:	127.73
Final Total:	601600	Val/Su SzAd	220.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,364	46.100	62,880
FFL	First Floor	1,364	153.670	209,602
SFL	Second Floor	1,364	153.670	209,602
UAT	Upper Attic	341	107.570	36,680
EFP	Enclos Porch	253	37.600	9,513
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	4,710			Total:	529,322
Size Ad	2728	Gross Area	5733	FinArea	3069

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	